

Mr & Mrs Sample Name  
12 Sample Address  
Sample Road  
Sample Town  
Sample Postcode

# Mortgage Valuation Example

This is an example mortgage valuation report.

You should not use this for any other purpose than as an example as to what a mortgage valuation looks like.

## **A Guide to Valuation Services**

**In order to lend on a property, Mortgage Lender ('we'; 'us') only require a Mortgage Valuation to be carried out for mortgage purposes. We do not instruct a Survey of any kind.**

**We will instruct a third party Valuer of our choosing. It's important to remember that the Mortgage Valuation is a report which is purely for our purposes in accordance with the Mortgage Valuation Guidelines issued by the Royal Institution of Chartered Surveyors and the guidelines we issue to our Valuers. This does not meet RICS guidelines for any of the Survey products they offer, such as their HomeBuyer and Building Survey Reports, and is unsuitable for use by you.**

**Understanding the difference between a Valuation and a Survey is important to you. For example Valuers do not enter sub-floor, roof or similar voids, move obstructions, floor coverings, or examine or test services such as gas, electrical drains and heating. The Valuer does not make any enquiries such as those your legal advisors should make and is permitted to assume that any adverse matters revealed will be referred back to determine any effect on the Valuation Report and figures.**

**You must not therefore assume that if we offer you a mortgage, the property is suitable for your requirements.**

**Neither the Valuer nor Mortgage Lender accept any responsibility or liability to you or other parties in connection with the Valuation report even if the report contains errors, omissions or inaccuracies.**

**We ask that you should carefully consider instructing a separate Survey which will provide you with an assessment of the condition of the property, and you should also consider inspection and testing of services. You may wish to contact Countrywide Surveying Services on 0800 012 6995 or e.surv Chartered Surveyors on 0800 169 9661 who will be able to discuss the different Survey options available and the best product for you and the property.**

**Alternatively, you may consider contacting any other Survey provider of your choice to advise you of the benefits of a Survey and the options available.**

**If you would like more information on the types of Survey available please visit the Home Surveys section on the Royal Institution of Chartered Surveyors website [www.rics.org/homesurveys](http://www.rics.org/homesurveys).**

**Please note that there is no contract between you and the Valuer to supply Valuation services. If you do instruct your own Survey this will be a separate contract between you and your chosen Survey provider. Mortgage Lender will rely on the Mortgage Valuation to support our lending decision.**

**In the event you wish to cancel, please contact Mortgage Lender immediately on 0800 022 4022 for advice on cancellation and charges which may apply.**

### **The Mortgage Valuation Report**

**The report is only for Mortgage Lender, however, at our option, we may need to disclose or discuss part of the content. This does not mean we or the Valuer intend that you might rely upon it in any way, or that if we disclose any matter(s), that they are the only matters in the report.**

**If we ask our Valuers to provide a courtesy copy directly to you, they will only do so on our instructions and on our behalf, purely so that you can be aware of the report we have used to assist our lending decision. This does not create a direct relationship with the Valuer, nor is the Valuer permitted to discuss the report or provide any further comment.**

**Please ensure you have obtained legal advice, including the results of searches and enquiries, read and understood your independent Surveyor's report, completed any further investigations and obtained any necessary estimates before making any decisions or commitments.**

**To proceed without such advice can involve considerable risks, financial and otherwise. Buy-to-Let investors should be aware of the special matters relating to letting and obtain their own advice; the Valuation report must not be relied on in any way.**

**Please refer to the Notes overleaf:**

**Notes to Accompany the Valuation Report - please read carefully before making any commitments**

1. **The Valuation report is obtained to help Mortgage Lender assess whether the property is a suitable security for your mortgage loan, it is not suitable for any other purpose. Neither we nor the Valuer intend that you should rely upon it in any way.**
2. **The inspection and report are designed to comply with the guidance we issue to Valuers and the Royal Institution of Chartered Surveyors guidelines for Valuations for Mortgage Purposes (the Red Book) only. Please note that this is not a Homebuyers Report, Building or Structural Survey or Condition report. There may be defects in the property which can only be revealed by a detailed Survey. We strongly recommend that you obtain your own Survey and complete any further investigations prior to making any commitments. You should not assume that any defects referred to in the report are the only defects in the property, or if no defects are mentioned, that no defects exist. Where a present value and an after works or repair value are provided and disclosed to you, the difference is not the actual cost of those works or repairs.**
3. **No warranty or assurance is given that the purchase price is reasonable.**
4. **The report has been prepared after a brief and limited visual inspection of the property. The Valuer has not for example used ladders, lifted floor coverings, moved furnishings, contents or other obstructions, and the inspection has not included the following:**
  - a) **Areas which are covered, unexposed or are not reasonably accessible.**
  - b) **Floors which are covered by carpets or other coverings.**
  - c) **Roof, sub-floor and similar voids.**
  - d) **Enquiries, for example legal, local authority, environmental and similar.**
5. **In carrying out the inspection it has been assumed that:**
  - a) **The property is offered for sale with vacant possession, and if leasehold, the remaining term is sufficient for our purposes.**
  - b) **It is connected to mains services.**
  - c) **Access to the property is as of right.**
  - d) **There are no unusual or onerous restrictions, obligations, covenants, or other matters which would affect the use, occupation, enjoyment or value of the property, which would usually be revealed in local searches, environmental reports and/or replies to usual enquiries.**
  - e) **That all Planning and Building Regulations and other consents have been obtained and complied with.**
  - f) **No hazardous or deleterious materials, including asbestos, have been used in the construction, or added since.**
  - g) **The property is not located on or within influencing distance of contaminated land.**
6. **The services such as water, gas, electricity, drains, lifts and heating have not been checked.**
7. **The presence of constructions with a leisure purpose such as swimming pools, tennis courts etc has been noted but not inspected.**
8. **In the case of flats and maisonettes only the subject property together with related internal and external common parts where reasonably accessible, have been inspected. Other flats have not been inspected.**
9. **The report does not include any advice on the possible effect on health of any transformer stations, telephone masts, electromagnetic fields or underground cables which are or might be in the vicinity of the property.**
10. **The Valuer will determine whether the specified specialist or similar reports are required for mortgage purposes based upon the limited inspection of the property; however, if any reports are not indicated this does not mean that the property is free from defects or issues that such reports may have revealed.**
11. **For new property or recently refurbished/converted, the Valuer will only indicate if the property is completed 'sufficiently for mortgage purposes' and it is likely there will be matters outstanding which you should ensure are dealt with to your complete satisfaction prior to legal completion. The Valuer cannot provide a list of outstanding matters.**
12. **If purchasing for buy to let purposes, it is especially important you do not rely on this report, it is important that you arrange independent advice including legislation, condition, value, potential letting demand and the likely income you can achieve and understand fully the need to comply with the law, planning and building regulations etc. If the Valuer indicates the property is suitable for letting, this is in a general sense only and not a technical assessment of compliance.**
13. **Neither the Valuer nor Mortgage Lender accept any responsibility or liability for any reliance placed on the the Valuation report even if the report contains errors, omissions or inaccuracies.**

# Mortgage Valuation

Amended Report Y/N  N Updated Valuation Y/N  N Transcription Y/N  N Valuer Ref   
 Lender Ref

## 1. MORTGAGE DETAILS

Applicant Name(s)  Mr & Mrs Sample  
 Property Address  This would be the name of the property  
 Post Code

Purchase Price/Estimated Value (As stated in instructions, or advised to valuer during inspection) £  383000

## 2. TENANCIES

Is there any tenancy apparent? Y/N  N

If Yes, please give details and rent(s) if available (not verified)

## 3. TENURE (as stated to or assumed by the valuer)

Freehold  Leasehold  Commonhold  Former Feuhold   
 If Leasehold, assumed unexpired term of years  89

## 4. PROPERTY DESCRIPTION

Type Detached House  Semi-detached House  Terraced House   
 Detached Bungalow  Semi-detached Bungalow  Terraced Bungalow   
 Purpose Built Flat/Maisonette  Converted Flat/Maisonette  If a flat, number of floors in block  2  
 Approx Year Built  1900 Number of bedrooms  2 Does the property appear to be a single dwelling? Y/N  Y

## 5. PROPERTY CONSTRUCTION

Is the property (excluding roof) of standard construction? Y/N  Y  
 Is the roof of standard construction? Y/N  Y  
 If the property or roof is of non-standard construction, please provide details

## 6. NEW AND RECENTLY CONVERTED

Is the property a new build or has it been newly converted or refurbished? Y/N  N  
 If Yes, is the property sufficiently completed for mortgage purposes? Y/N   
 Is the property a self build or barn conversion? Y/N   
 Guarantee Scheme/Warranty NHBC  Build Zone  Other   
 Details if Other   
 Please confirm receipt of the CML Disclosure Form Y/N  CML Disclosure Form Date (dd/mm/yyyy)   
 Have the financial incentives been reflected in the valuation amounts? Y/N   
 Estimated Value of all Financial Incentives (Assessed in accordance with Lender Guidelines) £

## 7. BUILDINGS INSURANCE AND INSURANCE RISKS

Is re-instatement cost outside BCIS standards Y/N  N

Estimated current re-instatement cost including site clearance and professional fees, excluding VAT, except on fees £  139000  
 Are you aware of any structural movement, landslip, or heave in the property or in the immediate vicinity? Y/N  N  
 If Yes, does it appear to be longstanding and unlikely to be progressive? Y/N   
 If No, please provide details

Lender Ref:  
Property Address:

**7. BUILDINGS INSURANCE AND INSURANCE RISKS (Continued)**

(The valuer has not carried out any investigations or research)

Is there any indication that the property has previously been underpinned? Y/N  N

Are you aware of any other factors that create a significant risk of future structural movement? Y/N  N

If Yes, please provide details

Are you aware if the property (including gardens and outbuildings) has flooded in the past Y/N  N

Are you aware of an insurance claim in progress relating to the property? Y/N  N

If Yes, please provide details

Does any part of the property (including any outbuilding) need to be excluded for insurance purposes in accordance with the lender's Guidelines to Valuers Y/N  N

If Yes, please detail what part(s) of the property need to be excluded and the reason for the exclusion

**8. OTHER MATTERS THAT MAY MATERIALLY AFFECT MARKETABILITY**

The lender needs to be aware of properties which, due to significant factors which were apparent during the inspection including, for example, particular property features, location, environmental features or similar, may suffer restricted market appeal, potentially causing problems on re-sale (e.g. nearby commercial property, pylons etc.) These factors will already have been reflected in your current valuation, having regard to the market conditions at the time, please do not refer to the general market conditions (NB Refer to Guidance Notes).

Is this a property which may suffer significantly restricted demand on re-sale? Y/N  N

If Yes please provide details

Are you aware of any restrictions on the property (e.g. Resale, Occupation or Agricultural restrictions)? Y/N  N

If Yes please provide details

Are you aware of any significant structural defects in addition to any referred to above? Y/N  N  
(Do NOT include defects that have no material impact on the value of the property OR defects where a further investigation is required)

If Yes, please provide details

Is there any commercial element to the property? Y/N  N

If Yes, please provide details and approx %

Are there any additional comments relating to The Lender's guidelines not covered elsewhere in the report e.g. Mixed Use Properties, Flying Freeholds, Flats over Commercial Properties, Solar Panels? Y/N  N

If Yes, please provide details

Lender Ref:  
Property Address:

**9. WORKS TO BE CARRIED OUT**

Are there any specialist reports required for mortgage purposes Y/N  N

(Y/N)    Structural     Dry Rot     PRC     Contaminated Land     Electrical     Wall Ties   
          Drains     Timber & Damp     Mundic     Arboriculturist     Gas     Other

If Yes, please provide details

Are there any additional works considered essential for mortgage purposes by the valuer to be completed prior to funds release? Y/N  N

If Yes, please provide details

If a structural engineer's report was provided to the valuer, are there any essential works noted by the structural engineer to be completed prior to funds release? (Enter N if no report provided) Y/N  N

If Yes, please provide details

**General Observations**

The purchase price/estimated value provided on the instruction is not supported by evidence of sales of comparable properties.

The lease has not been inspected and it is assumed it contains no onerous conditions. The lenders legal adviser should make enquiries as to any proposed expenditure planned for the block as a whole which could affect the level of service charge.

**10. VALUATION FOR MORTGAGE PURPOSES - (assuming vacant possession unless otherwise stated)**

Does the property comply with the guidelines to valuers in the Lender Valuation & Property Information Manual? Y/N  Y

If No, please provide details

If Yes, Valuation in Present Condition £

Valuation upon Completion of any Works required under section 6 or 9 £

Shared Ownership: % of the property which the valuer has been informed will be owned by the borrower  %

If shared ownership, Value of Share £

**This report is based upon a limited inspection and is not suitable to be (and must not be) relied upon by the applicants, their advisors or other third parties.  
Please read the attached notes carefully**

# Mortgage Valuation

Continuation Page

Valuer Ref

Lender Ref

## MORTGAGE DETAILS

Applicant Name(s)

Property Address

Post Code E17 6HN

### 9. General Observations (continued)

The conveyancer should ensure that appropriate rights of way and management arrangements are in existence for the shared access to enter and exit the property over communal areas.

The inspection was limited to the interior of the subject flat, adjacent common parts and such elements of the exterior of the building as visible from ground level only.

The general condition of the property appears consistent with its age and type of construction, but some elements of the property are ageing and likely to require attention

**\* End of Report \***